



~~June 15, 2004 CPC~~
~~September 21, 2004 CPC~~
September 22, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0255
(AMENDED)

R. C. Wheeler Construction Co.

Dale Magisterial District
Hening Elementary, Falling Creek Middle and Meadowbrook High School Attendance Zones
North line of Cascade Street

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned yielding a maximum density of approximately 3.63 dwelling units per acre. Similar developments between 2000 and 2002 yielded a density of approximately 1.86 dwelling units per acre.

PLANNING COMMISSION RECOMMENDATION

THE COMMISSION IS SCHEDULED TO CONSIDER THIS CASE ON SEPTEMBER 21, 2004. STAFF WILL ADVISE THE BOARD OF THE COMMISSION'S ACTION AT THE BOARD'S SEPTEMBER 22, 2004, PUBLIC HEARING.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Central Area Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre.
- B. The proffered conditions adequately address the impacts of this proposed development on necessary capital facilities, as outlined in the Zoning Ordinance and

Comprehensive Plan. Specifically, the need for transportation, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- (STAFF) 1. Public water and wastewater systems shall be used. (U)
- (STAFF) 2. The applicant, subdivider or assignee(s) shall pay the following for dwelling units developed to the County of Chesterfield prior to the issuance of building permit infrastructure improvements within the service district for the property:
- a. \$9,000 per dwelling unit, if paid prior to July 1, 2004; or
 - b. The amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2003, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2004.
 - c. In the event the cash payment is not used for the purpose for which proffered within fifteen (15) years of receipt, the cash shall be returned in full to the payer. (B&M)

GENERAL INFORMATION

Location:

North line of Cascade Street, north of Upp Street. Tax ID 777-688-9030 (Sheets 11 & 12).

Existing Zoning:

A

Size:

1.2 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, East and West - A; Single family residential, public/semi-public (Dale Ruritan Building), church or vacant

South - R-7; Single family residential or vacant

UTILITIES

Public Water System:

A twelve (12) inch water line extends along the north side of Cascade Street adjacent to this site. Use of the public water system is required by County Code (Section 18-60(c)).

Public Wastewater System:

An eight (8) inch wastewater collector line extends along Ruritan Place and Cascade Street adjacent to this site. Use of the public water system is required by County Code (Section 18-60(c)).

ENVIRONMENTAL

Drainage and Erosion:

The property drains south under Cascade Street to tributaries to Falling Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

The need for roads, schools, parks, libraries, fire stations and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments in the applicable section of this “Request Analysis”. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that fire and emergency services (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022. In addition, the Plan also recommends the expansion of five (5) existing fire stations. Based on approximately two (2) dwelling units, this request will generate approximately nine (9) calls for fire and rescue

services each year. The applicant has offered measures to assist in mitigating the impact on fire service. (Proffered Condition 2)

The Dale Fire Station, Company Number 11, currently provides fire protection and emergency medical service.

Schools:

Approximately one (1) student will be generated by this development. This site lies in the Henning Elementary School attendance zone: capacity – 828 enrollment – 785; Falling Creek Middle School zone: capacity – 1,015, enrollment – 1,177; and Meadowbrook High School zone: capacity – 1,520, enrollment – 1,618.

This could have a minor impact on the schools involved with this request. There are currently 28 trailers at Henning Elementary and 15 at Falling Creek Middle. The applicant has offered measures to adequately assist in mitigating the impact on schools. (Proffered Condition 2)

Libraries:

Consistent with the Board of Supervisors' Policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Development in this area would most likely affect the Meadowdale Library or the Central Library. The Public Facilities Plan identifies a need to expand the Meadowdale Library. The applicant has offered measures to adequately assist in mitigating the impact on libraries. (Proffered Condition 2)

Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks, and five (5) community centers by 2020. In addition, the Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan also identifies shortfalls in trails and recreational historic sites.

The applicant has offered measures to assist in addressing the impact of this proposed development on these Parks and Recreation facilities. (Proffered Condition 2)

Transportation:

Based on single-family trip rates, development could generate approximately twenty (20) average daily trips. These vehicles will be distributed via Cascade Street to Iron Bridge Road (Route 10) which had a 2003 traffic count of 35,278 vehicles per day.

The traffic impact of this development must be addressed. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of the residential development (Proffered Condition 2). As development continues in this part of the County, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the cost of the improvements needed to accommodate the traffic increases. No road improvements projects in this part of the County are included in the Six-year Improvement Plan.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	2*	1.00
Population Increase	5.44	2.72
Number of New Students		
Elementary	0.48	0.24
Middle	0.26	0.13
High	0.34	0.17
TOTAL	1.08	0.54
Net Cost for Schools	9,694	4,847
Net Cost for Parks	1,386	693
Net Cost for Libraries	750	375
Net Cost for Fire Stations	802	401
Average Net Cost for Roads	8,218	4,109
TOTAL NET COST	20,850	10,425

*Based on an average actual yield of 1.86 units per acre. Actual number of units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' Policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 2)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre.

Area Development Trends:

Area properties are zoned residentially and agriculturally and are occupied by single family residential use, public/semi-public use or are vacant. It is anticipated that single family residential zoning and land use will continue in the area as suggested by the Plan.

CONCLUSIONS

The proposed zoning and land use conform to the Central Area Plan which suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre.

The proffered conditions adequately address the impacts of this proposed development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for transportation, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities thereby insuring adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (6/15/04):

At the request of the applicant, the Commission deferred the case to their September 21, 2004, hearing.

Staff (6/16/04):

The applicant was advised in writing that any significant new or revised information must be submitted no later than July 19, 2004, for consideration at the Commission's September 2004, hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (7/20/04):

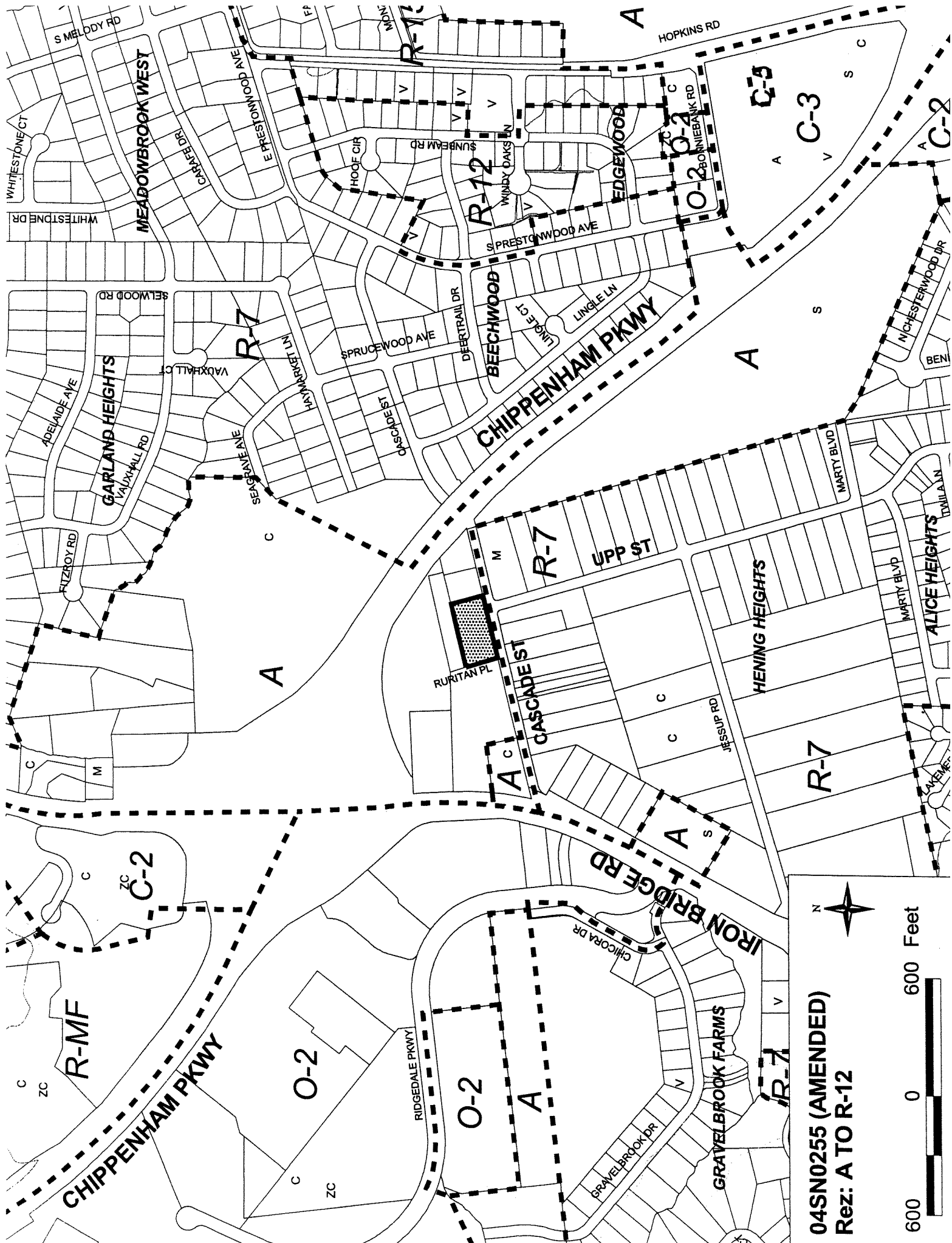
In response to concerns of the Dale District Commissioner relative to a proposed exception to the Subdivision Ordinance requirement for curb and gutter, the applicant amended the request to include additional acreage which negates the need for an exception at the time of subdivision review.

Staff (9/1/04):

To date, the deferral fee has not been paid.

The Commission is scheduled to consider this case on September 21, 2004. Staff will advise the Board of the Commission's recommendation on September 22, 2004.

The Board of Supervisors, on Wednesday, September 22, 2004, beginning at 7:00 p.m., will take under consideration this request.



04SN0255 (AMENDED)
Rez: A TO R-12

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